

115.0

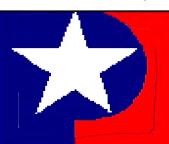
0002

0043.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
716,400 / 716,400
716,400 / 716,400
716,400 / 716,400
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
205		FOREST ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MISHOL DAVID N	
Owner 2:		
Owner 3:		
Street 1:	205 FOREST ST	
Street 2:		

Twn/City:		ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474	Type:

PREVIOUS OWNER	
Owner 1:	HAMEL EDWARD B & TARA E -
Owner 2:	-
Street 1:	205 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 11,954 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1894, having primarily Wood Shingle Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11954		Sq. Ft.	Site		0	70.	0.65	5									545,037						545,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		11954.000	171,400		545,000	716,400			
Total Card		0.274	171,400		545,000	716,400	Entered Lot Size		
Total Parcel		0.274	171,400		545,000	716,400	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	506.56	/Parcel: 506.5	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
115.0-0002-0043.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	171,600	0	11,954.	545,000	716,600	716,600	Year End Roll	12/18/2019
2019	101	FV	138,200	0	11,954.	552,800	691,000	691,000	Year End Roll	1/3/2019
2018	101	FV	203,000	0	11,954.	412,700	615,700	615,700	Year End Roll	12/20/2017
2017	101	FV	216,500	0	11,954.	373,700	590,200	590,200	Year End Roll	1/3/2017
2016	101	FV	216,500	0	11,954.	358,200	574,700	574,700	Year End	1/4/2016
2015	101	FV	204,000	0	11,954.	303,700	507,700	507,700	Year End Roll	12/11/2014
2014	101	FV	204,000	0	11,954.	288,100	492,100	492,100	Year End Roll	12/16/2013
2013	101	FV	204,000	0	11,954.	274,100	478,100	478,100		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
HAMEL EDWARD B	75003-557	1	6/30/2020		685,000	No	No				
LUNEAU MICHAEL/	70074-331		10/13/2017	Estate/Div	450,000	No	No				
LUNEAU MICHAEL	32903-30		5/22/2001	Family		1	No	No			
STERNBERG ELIZA	25501-392		7/20/1995		181,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2017	1395	Manual	4,000	C				
6/22/1993	274	Manual	3,800				RECONSTRUCT PORCH	

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
9/13/2018	Inspected	PH	Patrick H
9/6/2018	MEAS&NOTICE	BS	Barbara S
2/8/2018	SQ Returned	MM	Mary M
12/13/2008	Meas/Inspect	345	PATRIOT
3/24/2000	Inspected	270	PATRIOT
2/9/2000	Measured	264	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Fair	PDAS LEDGE IN BSMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Fair	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 2 Baths: 1 HB: 1	

GENERAL INFORMATION

Grade: C - Average

Year Blt: 1894 Eff Yr Blt:

Alt LUC:

CONDOS INFORMATION

Jurisdict:

Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wall: 2 - Plaster

Sec Int Wall:

DEPRECIATION

Partition: N - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

Phys Cond: FA - Fair-Avg

Functional: L - Layout

Economic:

Special:

Override:

Total: 42.04 %

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 4 - Below Avg.

Insulation: 5 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 1 - Forced H/Air

Heat Sys: 1

% Heated: 100

% AC:

Solar HW: NO

Central Vac: NO

% Com Wall

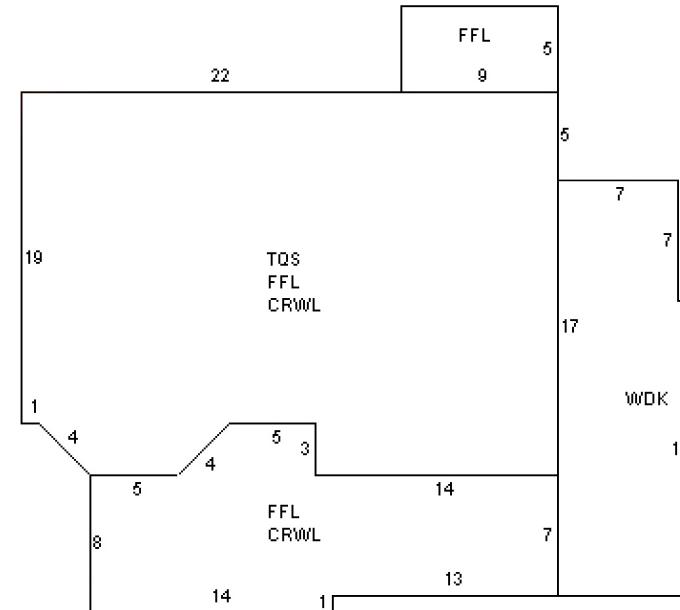
% Sprinkled:

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	2	

RES BREAKDOWN

Basic \$ / SQ:	130.00		
Size Adj.:	1.35000002		
Const Adj.:	0.84663534		
Adj \$ / SQ:	148.585		
Other Features:	64250		
Grade Factor:	1.00		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	295741		
Depreciation:	124329		
Depreciated Total:	171411		
WtAv\$/SQ:	AvRate:	Ind.Val:	
Juris. Factor:		Before Depr:	148.58
Special Features:	0	Val/Su Net:	69.20
Final Total:	171400	Val/Su SzAd:	121.19

COMMENTS**SKETCH****MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

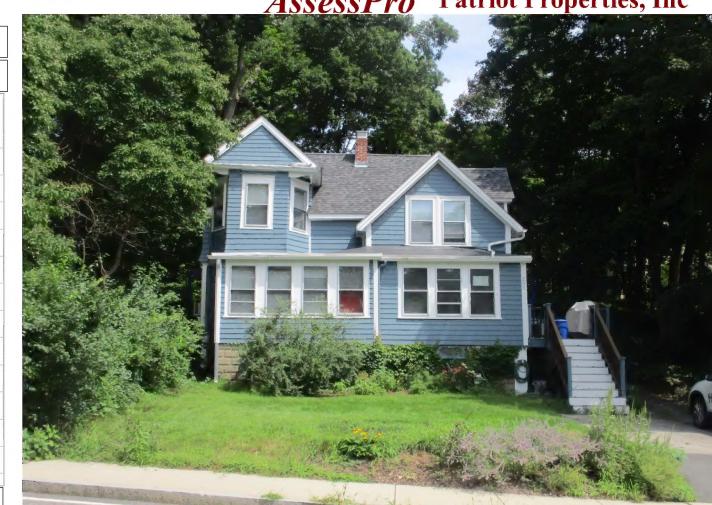
PARCEL ID 115.0-0002-0043.0

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**